Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

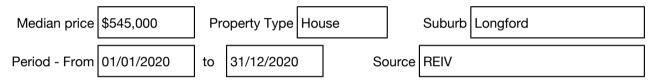
2620 Rosedale-Longford Road, Longford Vic 3851

Indicative selling price

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Single price \$639,950

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	22 Andrews Rd LONGFORD 3851	\$666,000	06/12/2020
2	28 Glencoe Rd LONGFORD 3851	\$650,000	16/11/2019
3	49b Boggy Creek Rd LONGFORD 3851	\$650,000	23/04/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

17/03/2021 16:23



2620 Rosedale-Longford Road, Longford Vic 3851

GRAHAM CHALMER

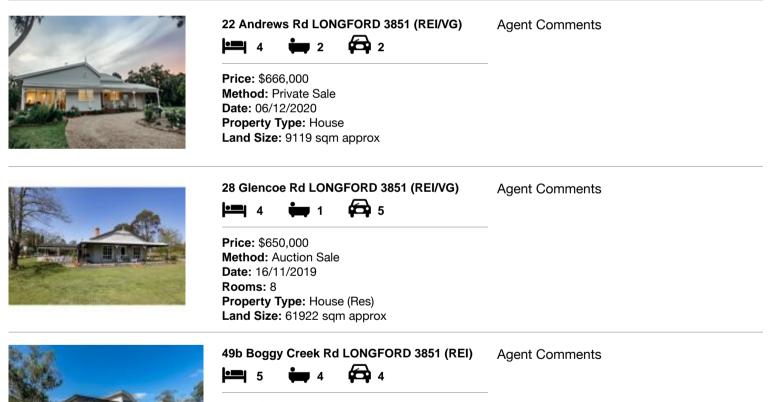




Property Type: House (Previously Occupied - Detached) Land Size: 10000 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$639,950 Median House Price Year ending December 2020: \$545,000

Comparable Properties



Price: \$650,000 Method: Private Sale Date: 23/04/2020 Property Type: House

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.